

**CITY OF BELMONT**  
**“SPECIAL”**  
**PLANNING COMMISSION MEETING**  
**SUMMARY MINUTES**  
**TUESDAY, MARCH 31, 2015 - 7:00 PM**

Chair Kim called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

**1. ROLL CALL**

Commissioners Present: Kim, Hurt, Goldfarb, Macdonald, Mates, Mccune, Simpson  
Commissioners Absent: None

Staff Present: Community Development Director de Melo, City Attorney Rennie, Senior Planner DiDonato, Recording Secretary Turning

- 2. COMMUNITY FORUM** – City Council Member, Warren Lieberman welcomed the new Commissioners and thanked the entire Commission for their service to the City. Lynn Dinelli commented on the recent General Plan survey distributed to Belmont Residents.

**3. COMMISSION ANNOUNCEMENT/AGENDA AMENDMENT - None**

**4. PUBLIC HEARING – Belmont Zoning (“BZO”) and Tree Ordinance Amendments**

To consider Zoning Text Amendments to the Belmont Zoning Ordinance (Ordinance No. 360) for the following Sections: 2 (*Definitions*), 4 (*Residential*), 8 (*Off-street Parking and Loading*), 9 (*General Regulations*), 13A (*Single Family and Duplex Residential Design Review*), 24 (*Secondary Dwelling Units*), and Chapter 25 of Belmont Municipal Code (Belmont Tree Ordinance). The amendments are related to design review, parking, floor area, and other regulations for residential development, and tree regulations for preservation/removals.

(Appl. No. 2014-0059)

CEQA STATUS: Initial Study/Negative Declaration (IS/ND)

APPLICANT: City of Belmont

PROJECT PLANNER: Damon DiDonato, (650) 637-2908, [ddidonato@belmont.gov](mailto:ddidonato@belmont.gov)

Senior Planner DiDonato summarized report, stating the item had been continued from the March 17, 2015 Planning Commission Meeting. Planner DiDonato, Community Development Director de Melo and City Attorney Rennie responded to questions of the Commission.

Chair Kim noted this item was continued from the March 17, 2015 Planning Commission meeting at which the Public Hearing had been closed. However he did want to re-open the Public Hearing to those who did not have an opportunity to speak on this item.

**Motion by Commissioner Macdonald second by Commissioner Goldfarb to re-open the Public Hearing.**

**Motion passed by show of hands 7/0**

Ian Prickett, Hayes Shair, G. Beyrouti, Michael O'Neill, Anne Hoffman, Guy Purcell, Albert della Gatta, Carol Garvey, and Dave Bauer commented on the Amendments.

**Motion by Commissioner Macdonald seconded by Commissioner Hurt to close the Public Hearing**

**Motion passed by show of hands 7/0**

Discussion ensued.

It was agreed by the Commission due to the late hour, this item would be continued for further discussion to the April 7, 2015 Planning Commission Meeting.

**5. ADJOURNMENT:** Meeting Adjourned at 11:00 pm.

Adjournment To: Tuesday, April 7, 2015 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.